

FISCAL YEAR 2004~2005

CAPITAL IMPROVEMENT PROJECT BUDGET



CITY OF COLLEGE STATION
HEART OF THE RESEARCH VALLEY

City of College Station

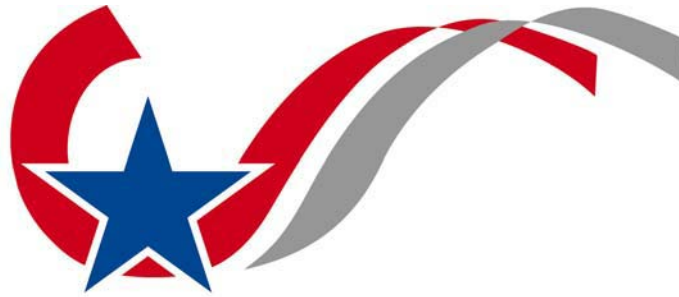
**CAPITAL IMPROVEMENT PROJECT BUDGET
FOR FISCAL YEAR 2005**

OCTOBER 1, 2004 to SEPTEMBER 30, 2005

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EMBRACING THE PAST



EXPLORING THE FUTURE

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EMBRACING THE PAST



EXPLORING THE FUTURE

FISCAL YEAR 2004-2005

CAPITAL IMPROVEMENT PROJECT BUDGET

EXECUTIVE SUMMARY

The following is the annual City of College Station Capital Improvement Project (CIP) Budget document. The CIP budget provides the framework for capital improvement projects to be conducted in the 2005 fiscal year that begins October 1, 2004 and ends on September 30, 2005.

While summary capital project schedules have been included in the annual College Station Operating Budget, this CIP budget document permits greater communication among City staff, administration, Council and citizens regarding capital projects. Areas of enhanced information conveyed within this document include individual project detail pages and corresponding maps, where applicable. The project sheets detail the project number, project manager, funding source(s), description of purpose and need, funding per year and category, and the impact, if any, on future operating budgets. The maps provide citizens and officials a greater understanding of the scope and the impact of the specific projects through the illustration of the planned action.

The City of College Station develops and adopts a five-year Capital Improvements Project List. The list is updated annually and is presented for City Council review as a part of the annual budget process. The list consolidates all anticipated capital needs for which funding authorization exists, while separating the projects into several sections depending on the services provided and the respective funding source. Once the budget is approved by the City Council, the assigned project managers manage their respective projects with budgetary oversight from the Office of Budget and Strategic Planning and the Finance Department.

CAPITAL PROJECT FUNDING

The City operates under the laws of the State of Texas and the City of College Station's Home Rule Charter. The City has legal authority to issue General Obligation debt only after a positive vote of the citizens. General Obligation (GO) debt is debt that obligates the City to repay the issue with ad valorem tax revenues. The City

uses GO debt for the acquisition and development of parks and recreation facilities, rights-of-way and construction of arterial streets, reconstruction of major arterial streets, and for public buildings such as City offices, libraries, swimming pools and other general use facilities.

In November 2003, the citizens of College Station approved a \$38 million general government bond authorization. Information provided to citizens suggested that the City would issue the debt so as to retain the existing debt service tax rate or its effective equivalent. The current plan is to issue the voter approved debt over five years. This will allow the City to construct the projects included in the bond authorization and meet the goal of maintaining the debt service ad valorem tax rate based on the debt requirement and the increase in taxable property values in College Station.

Existing City Council policies allow the City to continue to utilize other types of debt instruments for items such as computers and the College Station Business Park. Alternative debt instruments are planned for authorized uses and the debt service for those issues is included in the analysis of the appropriate debt service funds.

The City has authority, and City Council policies allow for the use of non-voter authorized debt issuance such as certificates of obligation, contract obligations and other instruments (generally referred to as CO's). The policy authorized by the City Council allows the City to use such instruments for capital items such as the following:

- *The purchase and replacement of major computer systems and other technology-based items that have useful lives of not more than 10 years.*
- *The purchase and replacement of major equipment items such as firefighting equipment. The City has developed policies and procedures to provide almost all of this equipment without issuing debt.*
- *The purchase of land and development of land for economic development uses.*

The other type of debt that the City will generally use is revenue bonds. Revenue bonds are issued any time there is a need for financing capital construction or acquisition. It is also used when the asset will reside in one or more of the City's enterprise funds. Generally, revenue bonds do not require voter approval.

Utility projects are funded through the issuance of revenue bond which is repaid through the rates of the various utilities and/or through the use of operating revenues generated by the utilities.

Other resources to fund capital projects include the Wolf Pen Creek Tax Increment Financing District, the Drainage Utility, and Parkland Dedication Funds. Each will provide resources that will be used to complete a number of projects over the next 5 years. Community Development Block Grant funds are also used to fund capital projects.

CAPITAL IMPROVEMENT PROJECTS

The Approved Capital Improvements Budget for FY 05 totals \$44,400,853 for all funds that include capital projects. However, this budget amount does not reflect all projected capital expenditures for FY 05. In the case of projects for which funds have already been approved and budgeted, the city may continue to spend money to complete these projects without including the projected FY 05 expense as a new appropriation. The project budgets that have been appropriated carry forward until the project is complete. Only portions of the projects that have not been appropriated previously are included in the FY 05 Budget.

GENERAL CAPITAL PROJECTS

The following is a brief summary of some of the key general government projects scheduled for FY 05.

STREET REHABILITATION PROJECTS

In FY 05, \$3,342,000 is included for street rehabilitation projects. This is a multi-year effort to rehabilitate the infrastructure in older parts of College Station. Street rehabilitation projects projected in FY05 include \$1,070,000 to be used for the rehabilitation of streets in the College Park/Breezy Heights area and \$800,000 for

street rehabilitation projects in the Northgate area.

STREET EXTENSION PROJECTS

The approved street extension projects will help to address traffic issues that have been highlighted in the citizen survey and other feedback received from College Station citizens.

Street extension projects include \$500,000 that will be used to widen Rock Prairie Road from Stonebrook to Greens Prairie Road. This project is projected to be completed in 2009 at a total cost of \$2,969,000. An additional \$1,282,000 is projected to be used on phase II of the Jones Butler Road extension. This project will extend Jones Butler Road from Holleman Drive to its intersection with FM 2818. \$500,000 will be used to make capacity improvements on Barron Road between Wellborn Road and Highway 6. In addition, \$150,000 will be used to extend Central Park Lane.

STREET TxDOT PROJECTS

Working in conjunction with the Texas Department of Transportation, in FY 05, the City expects to complete the Texas Avenue Streetscape Phase II and George Bush Drive medians. It is anticipated that \$580,000 will be used for Texas Avenue Widening Phase II streetscaping, and \$175,000 for the George Bush Drive medians. In addition, it is expected that \$190,000 will be used for the Wellborn Road Widening project.

TxDOT timing on these projects will determine when these expenditures will be made. The City pays ten percent of right-of-way costs, and also pays for any enhancements, such as the application of any streetscaping desired in the project.

TRAFFIC PROJECTS

In FY 05, it is anticipated that \$100,000 will be used for traffic system safety improvements. New traffic system signal projects include an estimated \$115,000 to be spent on a signal at Welsh and Holleman, and an additional \$115,000 to be spent on a signal at Rock Prairie and Rio Grande. \$250,000 has been projected for traffic signal communication improvements.

This project will consist of the installation of fiber optics to interconnect traffic signals.

SIDEWALKS AND TRAILS PROJECTS

The City of College Station has worked over the years to ensure adequate transportation infrastructure for pedestrians and bicyclists. The City has an adopted sidewalk and bike loop plan. As new development occurs, sidewalks are an important aspect that must be considered. In FY 05, a total of \$1,187,624 has been projected for sidewalk and trail projects. This includes \$145,624 for sidewalks in the Northgate area, and \$150,000 for gateway improvements. An additional \$50,000 has been approved to use for pedestrian improvements on FM 2818.

PARKS CAPITAL PROJECTS

It is the goal of the Parks and Recreation Department to develop a system of parks, recreation facilities, open space and leisure services to meet the needs of an expanding community. In FY 05, one of the significant parks projects is the creation of a Splash Park at the Lincoln Center. \$170,000 has been budgeted for this project. The FY 05 budget also includes \$690,000 to fund phase II of Veterans Park and \$285,000 for improvements at Eastgate Park. \$285,000 was included in the FY 05 budget to install soccer lights at Central Park and \$400,000 was included to install soccer lights at Veterans Park.

PARKLAND DEDICATION CAPITAL PROJECTS

Parkland dedication funds can be used for projects in neighborhood parks within park zones in which the park resides. The funds come from a dedication required as new development occurs in College Station. In FY 05, funds have been projected for use on improvement and renovation projects anticipated in Zones 1 and 2. In Zone 7, \$693,000 is projected to be used for improvements and renovation in John Crompton Park. The FY 05 budget also includes \$123,000 for improvement and renovation in Zone 10's Shenandoah Park.

GENERAL GOVERNMENT AND CAPITAL EQUIPMENT CAPITAL PROJECTS

General government and capital equipment projects are planned assets that have value to more than one specific area of City operations. Two main divisions within this category are public facilities and technology projects. In FY 05, \$1,070,000 will be used for the relocation and construction of Fire Station 3. In addition, \$3,310,000 has been budgeted for the expansion of the Police Department operations into the space vacated by Municipal Court.

Technology projects approved for FY 05 include the purchase of a police field reporting system and an automated citations system. These systems should save time and improve accuracy. \$365,000 will be used in FY 05 to provide aerial photos and topographical information of the City. In addition, funding for an AS400 enhancement and an HTE Browser Front-End has been budgeted in FY 05.

CONVENTION CENTER CAPITAL PROJECTS

In FY 05, \$1,200,000 has been budgeted for the continuation of the design and construction of the roadway between Highway 60 and Highway 30. This roadway connects Copperfield Drive in Bryan to Linda Lane in College Station. Included in this project is infrastructure construction such as sewer, water and other utilities. Another internal roadway named Crescent Point is being constructed as part of this project.

The proposed College Station conference center project is currently on hold as City Council considers options for continuing this project.

BUSINESS PARK PROJECTS

In FY 05, there are two significant business park related projects. \$220,000 is budgeted for the design of phase I of the Spring Creek Corporate Campus. This project is located at Highway 6 and Greens Prairie and includes the infrastructure aspects of the Master Plan such as roadways; water, sewer and gas lines; drainage; lighting; and signage. In addition, in FY 05, \$1,500,000 is projected for the continuation of the development of a Class "B" Business Center.

UTILITY CAPITAL PROJECTS

The following is a brief summary of some of the utility capital projects scheduled for FY 05. These capital projects are funded either through existing revenues from these funds, through the issuance of Utility Revenue Bonds, or through drainage utility funds.

ELECTRIC CAPITAL PROJECTS

\$10,118,977 is the approved expenditure amount for electric capital projects in FY 05. As the electric capital projects are considered competitive matters, details of these projects cannot be outlined in this summary, but will be provided to the City Council.

WATER CAPITAL PROJECTS

In FY 05, \$10,826,416 is the projected expenditure for water capital projects. Included in the approved FY 05 budget is \$1,248,650 for the purchase of land and the design of a 4 MGD water well and the construction of a related collection line. This well and line will help to ensure that the pumping capacity will meet the requirements of projected population estimates. An additional \$847,000 is budgeted in FY 05 for the land purchase and design of a new 10 MG ground storage tank at the Dowling Road Pump Station. This project is projected to be complete in FY09, and is required to meet the capacity demands of the expanding community.

Other water projects budgeted in FY 05 include the following: \$1,252,000 for the upgrading of the Chemical Feed and Storage facilities at the Dowling Road Pump Station; \$1,846,300 for the extension of a water line along Rock Prairie Road; \$1,220,000 for the relocation of water lines along Texas Avenue in conjunction with the widening of the road from Dominik to Harvey Mitchell Parkway; and \$1,035,000 for the replacement of water lines in the area bounded by George Bush Drive, Luther Street, Wellborn Road and Montclair Avenue.

The Approved FY 05 Budget also includes \$6,000,000 in current revenues from operations that has been approved to fund water capital projects. A debt issue of \$4.6 million is projected for issuance in FY 05 for water capital projects.

WASTEWATER CAPITAL PROJECTS

The FY 05 includes \$6,213,570 in projected expenditures for wastewater capital projects. Included in the FY 05 approved budget is \$712,000 for the installation of an impact fee gravity wastewater line in the Harvey Mitchell Parkway/Wellborn Road area. A total of \$494,078 has been projected in FY 05 to install wastewater lines in the Greens Prairie Road west of Arrington area and in Nantucket east of Harpers Ferry. These projects are being completed to serve residents of these areas which were annexed in 2002.

\$1,009,466 has been projected for the replacement of Screw Lift Pumps at the Carter Creek Wastewater Treatment Plant. The current pumps have exceeded their life-cycle. Similar to the Water capital projects being completed in FY 05, it has been projected that \$775,000 will be spent on the relocation of sewer lines along Texas Avenue in conjunction with the widening of the road from Dominik to Harvey Mitchell Parkway and that \$1,450,000 will be for the replacement of sewer lines in the area bounded by George Bush Drive, Luther Street, Wellborn Road and Montclair Avenue.

DRAINAGE CAPITAL PROJECTS

Several significant Drainage capital projects have been planned for in FY 05. \$2,140,000 has been projected for the Bee Creek Combined Channelization project. This project is necessary to widen the existing Bee Creek main drainage channel. The Wolf Pen Creek channelization improvement project is also budgeted in FY 05. Channel improvements will be made to Wolf Pen Creek from Texas Avenue to the east bypass. \$843,000 has been projected in FY 05 for this project. A stream restoration project has also been planned for Wolf Pen Creek at Redmond Terrace. \$680,000 will be spent in FY 05 to restore Wolf Pen Creek between George Bush Drive and Texas Avenue. These improvements should reduce flooding and erosion and should help to improve water quality. An additional \$1,491,783 has been projected for use on Greenways projects in FY 05.